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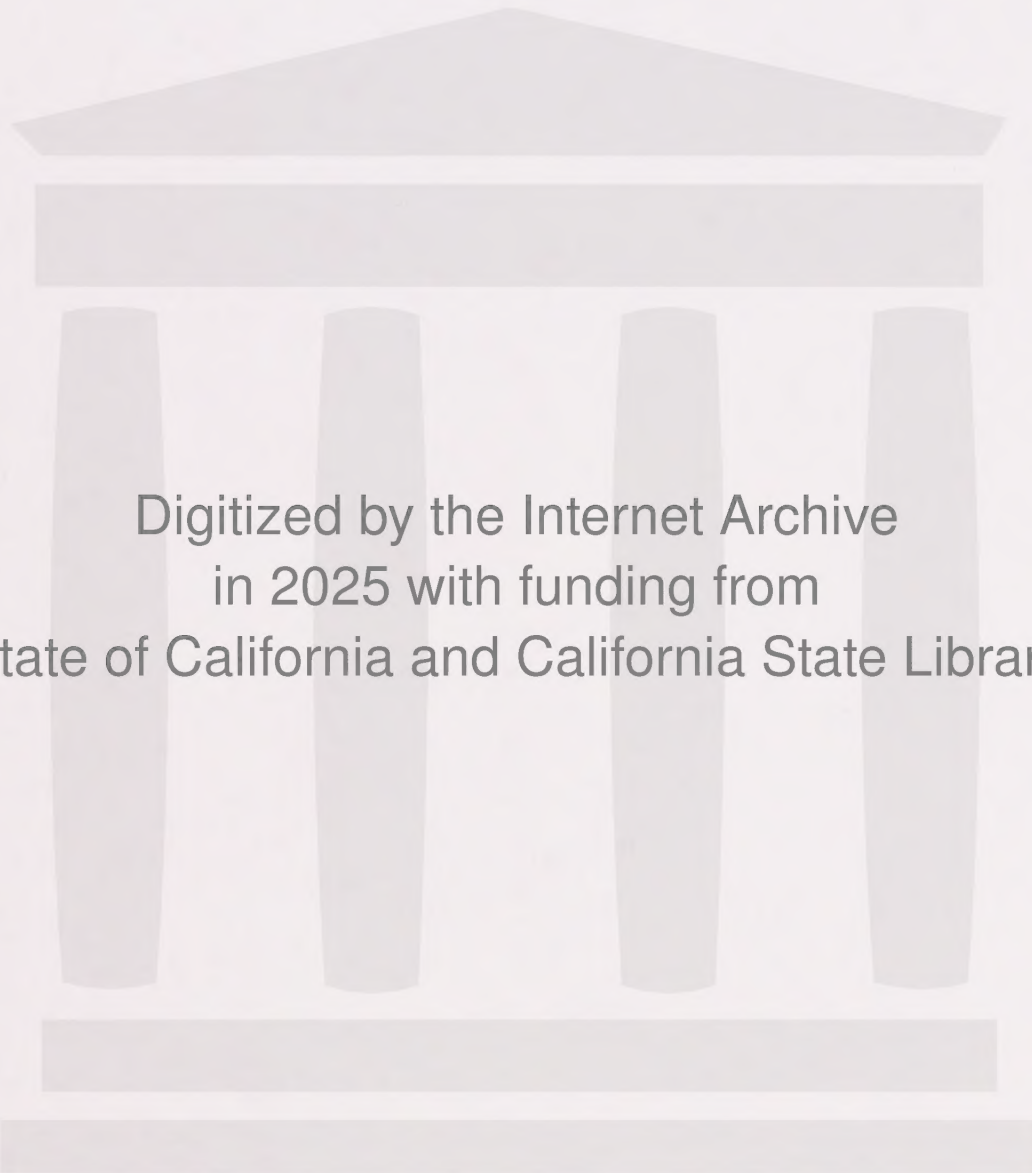
HOUSING ELEMENT OF THE
CITY OF INDUSTRY GENERAL PLAN

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HOUSING ELEMENT OF THE
CITY OF INDUSTRY GENERAL PLAN

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C. RHAN

I. INTRODUCTION

California Government Code §§65300, et seq., require the planning agency and legislative body of each city to adopt a comprehensive, long-term general plan for the physical development of the city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning. Government Code §65302 sets forth specific elements which must be included in the general plan, including elements related to land use, circulation, conservation, open-space, seismic safety, noise, scenic highways, safety and housing. Additional elements are permitted pursuant to Government Code §65303.

Government Code §§65580, et seq., require local jurisdictions to prepare a housing element of the general plan which analyzes existing and projected housing needs and sets forth provisions to meet the housing needs of all economic segments of the community. This Housing Element has been prepared in compliance with State statutory requirements. In particular, this Housing Element identifies and analyzes existing and projected housing needs, sets forth a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing, identifies adequate sites for housing, and makes adequate provision for existing and projected housing needs of all economic segments of the City of Industry.

The main purpose of this Housing Element is to provide to officials of the City of Industry sufficient planning information in order to provide direction for governmental decision-making in all matters relating to housing. In addition, this Housing Element is intended to promote coordination between the City of Industry and its neighboring governmental entities, including other city, county, regional, state and federal governmental agencies, in addressing and meeting regional housing needs.

Guidelines drafted by the Department of Housing and Community Development of the State of California for the preparation of housing elements set forth recommended research, documentation, statistics and other data for the development of a housing element. Data and information used in the preparation of this Housing Element are set forth in files maintained by the City of Industry. From this data, housing needs and constraints have been identified, and a program has been developed to meet housing needs of the City of Industry.

In accordance with State law, the Housing Element sets forth a five-year program. The programs described herein address the period from 1989 through the year 1994, including within that period a portion of time for which the Southern California Association of Governments (hereinafter "SCAG") has made projections of regional housing need. It

is acknowledged that not all of the programs will be implemented by 1994. Given ever-changing market conditions, funding source cutbacks, and elimination of governmental programs, the programs set forth herein may be revised or omitted, and new programs may be added or substituted.

II. GOALS

The following summarize the purpose and intent of the Housing Element:

1. To act as a guide for municipal decisions which have an effect upon the quality and quantity of housing in the region.
2. To facilitate a housing program that is consistent with and complementary to other general plan elements of the City of Industry.
3. To assist in the provision of adequate housing for all persons, regardless of income, age, race, sex or ethnic background.
4. To assist in the provision of a varied housing selection by location, type, price and tenure.

5. To accommodate the special needs of elderly, handicapped and economically disadvantaged persons.

The housing goals set forth herein are also consistent with expressed State and regional goals.

A. CONFORMITY WITH STATE GOALS

The broad goal of the preliminary California Statewide Housing Plan is "the provision of a decent home and suitable living environment for every California household." In addition, five subordinate goals address the following:

1. Availability - To increase the availability of an adequate new housing supply, and a choice of housing opportunities, through private investment and public actions.
2. Suitability - To support and provide incentives for the maintenance and rehabilitation of the existing housing supply.
3. Affordability - To bring available housing within the economic means of all persons.

4. Community Development - To provide strong community development and integration of housing with sound and adequate employment, services and community facilities.

5. Accessibility - To provide equal access and opportunity of all.

B. CONFORMITY WITH COUNTY AND REGIONAL GOALS

The City of Industry recognizes the need for a regional approach to meeting housing needs, which requires coordination with and cooperation among neighboring cities, Los Angeles County and regional organizations. In preparing this Housing Element, reference has been made to the Los Angeles County Land Use and Housing Elements. In addition, the SCAG Regional Housing Assessment Needs dated June, 1988 (hereinafter "RHAN") has been reviewed. This Housing Element is consistent with the goals and plans set forth in the County general plan elements, and has been prepared in reliance upon the results of the RHAN prepared by SCAG. In particular, the housing programs set forth herein are based upon five-year projections of housing needs set forth by SCAG in the RHAN.

C. CITY GOALS

The primary objective of the General Plan of the City of Industry is the creation and maintenance of an ideal setting for the location of industrial and commercial opportunities to serve employment needs of the region, as well as consumer needs of the region and areas outside of Southern California. The primary goal of the Housing Element is to facilitate the adoption of a housing program which meets the City's fair share of regional housing needs, as determined by SCAG, consistent with the commercial and industrial development of the City. In doing so, the City of Industry has adopted the following specific goals to guide the development and implementation of its housing program.

1. To provide a sufficient amount of new or additional housing units to meet or exceed the City's share of regional housing needs projected by SCAG.
2. To develop housing within reasonable proximity of, and with access to, employment opportunities, community facilities and services.

III. BACKGROUND INFORMATION

The City of Industry was incorporated in 1957. The City occupies an area of approximately eleven square miles in the eastern portion of the San Gabriel Valley in the

greater Los Angeles metropolitan area. Figure 1 shows the City's location.

The City of Industry is strategically located within the Los Angeles metropolitan area, being approximately 20 miles from downtown Los Angeles, 34 miles from the ports of Los Angeles and Long Beach, and 30, 18 and 30 miles respectively from Los Angeles, Ontario and the proposed Palmdale International Airports.

Road access to the City is excellent. Freeway service is provided directly by means of the Pomona, San Gabriel River, Orange and San Bernardino Freeways. The City is also served directly by the Southern Pacific and Union Pacific Railroads. The former operates a main line switching yard within the City.

The City of Industry serves as a substantial employment base for over one-half million residents living in a wide range of housing types within the San Gabriel Valley. There is a full spectrum of services available within a very short distance of the City, including shopping, professional, financial, health care and other facilities. There are two junior colleges and several state and private colleges and universities within a ten-mile radius of the City.

The population and the housing stock of the City of Industry have not changed dramatically over the years. However, an analysis of changes can assist in revealing housing needs of existing residents, and how these needs are likely to change in the future. This section of the Housing Element addresses trends in population, employment, household composition, income and housing stock characteristics.

A. POPULATION CHARACTERISTICS

Since the 1990 census is not complete the information provided in the 1984 Housing Element is still being used as the basis for this report.¹

Historical and projected population trends in the San Gabriel Valley are summarized in Table 1. For 1980, the total population of incorporated and unincorporated communities in the Valley is estimated at 1,375,400 with 1,021,610, or 74.3 percent of the total Valley population, living

1 It should be noted that in 1986 the United States Department of Commerce, Bureau of the Census corrected the population figures of the City of Industry to reduce the 1970 population of 712 to a population of 372. Table 2 has been revised accordingly.

within the boundaries of incorporated cities. Residents of the San Gabriel Valley currently account for 18.5 percent of all persons living in Los Angeles County. Reflecting the relative vitality of the San Gabriel Valley in the context of Los Angeles County, the Valley's share of total County population has recently increased to 18.5 percent from 18.3 percent in 1975, and 17.9 percent in 1970.

The 1980 population of the San Gabriel Valley represented a gain of 104,600 persons over the 1975 population figure of 1,270,800. These figures obscure an increasing tendency toward decreasing populations in the established core-city areas of the Valley with sharply rising growth rates being experienced by some cities and unincorporated areas on the northern and southern periphery of the Valley. Generally, the county's population which first declined in the early years of the decade and then stabilized in the middle years, has moved slowly but continuously upward since 1976. During the 1970-1980 decade the population of the county as a whole increased by almost 400,000 persons.

The population of the City of Industry is, and has always been, small. The presence of a significant

amount of commercial and industrial development throughout the City, due to the City's unique location near major freeways and railroad lines, has naturally limited the number of residents in the City. The general incompatibility of commercial and industrial uses with residential uses is widely recognized among land use and social planners.

The population of the City of Industry has decreased significantly since 1980. The revised 1980 census indicated that there were 412 persons living in the City. By 1989, this figure was reduced to 371. Generally, the City's population reduces as commercial and industrial development increases.

The population decrease is indicative of the overall incompatibility of residential uses with light and heavy industrial and commercial uses within the City. The unique configuration of the City of Industry and its proximity to transportation and other resources suitable for commerce and industry have largely delineated the course for growth and planning in the City since 1970, and even prior thereto. This trend is expected to continue, and is reasonable and consistent with

the resources available to the City and the economic needs of the region in which the City is located.

It is also evident that as residential opportunities have increased in areas surrounding the City, the population of the City has pursued more attractive living environments than those adjacent to commercial and industrial uses within the City. The growth of population in the areas surrounding the City, as set forth in Table 3, indicates that persons have chosen to reside in suitable residential environments near the City, in proximity to the employment opportunities afforded by commerce and industry within the City.

The decrease in the City's population is also reflected in the City's elderly population. Based upon the 1984 Housing Element of the City's General Plan only twenty-two percent of the population is under seventeen years of age, whereas more than twenty-six percent is over sixty-five years of age, as set forth in Table 4. When the age of the population is considered together with the fact that the housing stock in the City is generally old, it may reasonably be concluded that many long-time residents of the

City have remained in spite of the influx of commercial and industrial uses. There is no indication, on the other hand, that there has been a significant influx or demand for housing in the City by new or younger residents.

The racial and ethnic characteristics of the City's population as of 1980 are set forth in Table 5. A majority of residents are white, with persons of Spanish origin constituting a significant minority within the City. The population composition is not unexpected in light of the significant increase in Spanish-surnamed persons in the County of Los Angeles, and in areas immediately neighboring the City of Industry.

The City will not have updated demographics until the completion of the 1990 Census and in the interim believes that the analysis contained in the 1984 Housing Element is substantially correct in these matters.

B. HOUSEHOLD CHARACTERISTICS

Again, with respect to household characteristics, the 1984 Housing Element provided an analysis which was based upon an incorrect census count.

The amendment to the census count in 1986 leaves some question as to the validity of the analysis. It will not be possible, until the completion of the 1990 census, to reevaluate this discussion and in the interim the 1984 comments in the Housing Element are hereby readopted.

In addition to studying the characteristics of individual members of the population, it is important to study household characteristics in order to comprehend how past changes and trends in demographics may affect future housing needs. The Bureau of the Census considers all people living in a dwelling unit as a household, whether or not they are related. A single person renting an apartment, as well as a family living in their own house, are each considered a household. People who live in retirement or convalescent homes, dormitories or other group living situations are not together considered a household.

In 1980, there were 142 households in the City of Industry, with an average of 3.11 persons per household. There were 226 people living in group quarters, in particular, a convalescent facility, in the City. Eighteen housing units were deemed to be over-crowded (i.e. there were more than 1.01

persons per room). The composition of households in the City of Industry is set forth in Table 6.

Among the twenty-six households composed of one person, nine were composed of females. Among households of two or more persons, fifteen households had a female head of household. Among households composed of one person, twelve householders were over sixty years of age, and ten householders were over sixty-five years of age. Among households having two or more persons, twenty-seven households had persons over sixty years of age, and twenty-one households had persons over sixty-five years of age.

Demographic studies have confirmed the common-sense knowledge that as individuals age, their household arrangements and housing needs change. Children generally live with their parents through high school, and occasionally through college. Children then often move into their own units and establish households. Young unmarried people who are on their own usually rent housing and frequently share units with unrelated roommates. They are more likely to move from unit to unit as their jobs and roommates change. They are also more likely to seek smaller units and units

involving less maintenance (e.g. apartments rather than houses). Young married couples may rent apartments or own condominiums, but if they have children, they are more likely to seek to own or rent a single family house. As their family size or incomes increase, they may "trade-up" to larger houses. Otherwise, families at this stage are typically firmly settled in units.

The next major change in housing needs occurs following the departure of children from the household and the approachment of retirement. At this time, persons often desire to have a smaller unit with reduced maintenance costs, or to move in order to be closer to activities or people that they want to spend time with during retirement.

Finally, retirement and convalescent homes are often necessary for those elderly people who cannot or choose not to live with relatives. A city which provides a range of housing types to fit the needs of people at different income levels and lifetime stages is more likely to have a stable population of lifelong residents than one which does not, so long as employment opportunities are also available. For this reason, it is important to look at household characteristics

and employment patterns in comparison with the type of housing available in the community or nearby.

C. HOUSING STOCK

In order to determine the extent of housing need in the City of Industry, the analysis must include not only population, household information, and employment characteristics, but also the type and condition of housing available. Housing need is reasonably defined as the difference between the type of housing required by the City's existing and projected population and the type of housing currently available. The size, price and condition of existing units are the major factors in determining suitability.

The City of Industry remains a community composed primarily of single-family detached homes. Much of the housing is aging. Because the majority of the City's housing was built prior to 1950, a substantial number of units are beginning to show some deterioration. Based on a windshield survey, conducted within the City, in 1989, it is estimated that approximately 7 units, or 8.3% of the total, falls within this category. Deteriorating

units are more likely to be occupied by lower income households. Therefore, if it is determined that replacement units are needed in the future, there will be a need for low cost housing into which displaced households may move.

In addition, some units are in need of repair due to the fact that their owners are elderly or lower income people who have owned them for a considerable period of time and have simply failed to invest time, money or effort in rehabilitation, repair or maintenance over time. Although these residents may have substantial equity in their homes, they do not presently have the income to afford the necessary repairs and will need assistance to do so.

The number of housing units has declined since 1970. This is based in part upon the correction of the U.S. Census figures in 1986, reflecting a significant reduction in units as well as population based upon prior errors made by the Census Bureau. Based upon the SCAG RHAN Report of 1988, there were at that time 84 housing units in the City. Aside from one facility containing approximately 180 residents, there were no structures containing more than four units.

A survey of existing housing stock in the City of Industry, performed in 1989, reflects three units, or approximately 3.5 percent of the housing stock, are vacant. An overall vacancy rate of three percent is considered average. Due to the relatively small stock of units in the City, the existing vacancy rate in the City of Industry is not significantly at variance with the normal vacancy rate.

Tables 7 and 8 set forth the value and rental costs of existing housing units within the City of Industry. The values and rentals shown on Tables 7 and 8 should be adjusted approximately 30% to reflect inflation since 1984. Of the total housing units in the City of Industry, approximately one half are owner occupied, and the other half are renter occupied.

Thirty-one households have been identified as "household in need", pursuant to Table 1 of the 1988 RHAN Report. Of these, the Report identifies three households with owner-occupiers of units, and that seventeen households are renters.

As of November 1989, the housing stock within the City consisted of a broad range of housing types, and provided housing for a broad of range of

socio-economic families and individuals. The housing inventory, as of that date, included sixty-five (65) single family homes, eight (8) mobile homes/trailers, two (2) duplexes, one (1) multiple family residential structure and one (1) group quarters. The single family home and mobile home/trailer housing stock includes both owner-occupied units and rental units. Although much of the housing is in good or excellent condition, some of the existing housing stock has been identified as in need of repair.

Future housing needs have been estimated by SCAG for the period through July 1994. It is projected that in 1994, there will be a total of 170 households in the City, constituting an increase of eight-six (86) households from the present number.² In 1988 there were 79.8% owner-occupied units and 20.2% renter-occupied units. (See RHAN Table 1 - 1988 Report.)

² Per 1988 SCAG Regional Housing Needs Assessment p. B-4, Table 22.

D. EMPLOYMENT CHARACTERISTICS.

The key characteristics of the employment base of the San Gabriel Valley are summarized in Tables 9 and 10. As the data indicates, the 483,800 jobs in the San Gabriel Valley in 1980 are widely diversified in terms of industry of employment and occupational profile.

As shown in Table 9, the largest share of the jobs in the San Gabriel Valley is in the manufacturing sector of the economy. In 1980, the number of manufacturing jobs is estimated at 119,082, or 24.6 percent of the total number of jobs. Positions in the wholesale and retail trade account for 110,878 jobs, or 22.9 percent of the total, followed closely by the services sector with 22.4 percent, or 108,213 jobs. Government jobs represent the fourth largest source of employment, with slightly more than 69,000 persons working for public agencies in the Valley in 1980. The following employment sectors: transportation, finance, insurance and real estate, and construction, account for virtually all of the remaining 76,477 jobs of the total employment figure of 483,800.

It is worth noting that with only 3.1 percent of the total land area in the San Gabriel Valley, the City of Industry is the source of more than 37 percent of all the basic manufacturing jobs in the Valley communities. The basic jobs in the City of Industry represent an important anchor point for the strength and stability of the entire Valley economy.

The occupational profile of persons employed in the San Gabriel Valley is summarized in Table 10. In 1980, clerical workers represented the largest occupational category, with 108,437 persons, or 22.4 percent of all persons employed. The number of professional and technical workers employed in the San Gabriel Valley is estimated at 81,982, or 17.0 percent of all persons employed. The third and fourth largest occupation categories in 1980 were operatives with 70,113 jobs (14.5 percent of the total) and service workers accounting for 61,625 positions (12.7 percent of the total).

Other occupational categories with significant representation include craftsmen and foreman; managers and administrators; and sales workers with 11.9, 10.9, and 7.6 percent, respectively, of the total number of jobs.

The number of manufacturing firms in the City of Industry has increased from 41 firms in 1958, to 304 in 1975, to 515 in 1980. There were also 491 nonmanufacturing firms in the City in 1980, making the total number of business entities 1,006. Since 1958, fabricated metals and plastics firms have accounted for the largest number of new manufacturing firms locating in the City of Industry. Firms representing a broad cross-section of industrial classifications have located in the City during the past several decades.

The industry-by-industry employment as set forth in Tables 11 and 12, as of 1988, indicates the socio-economic profile of the City of Industry. The tables indicate the total manufacturing work force to be 52,000, the total non-manufacturing work force to be 11,000 and the total city-wide employment to be 63,000.

Tables 11, 12 and 13 provide a breakdown by type of manufacturing and non-manufacturing employment and the trend of employment from 1958 through 1988.

IV. SUMMARY OF HOUSING NEEDS

The previous section of the Housing Element has set

forth a description of population, household, employment and housing stock characteristics in the City of Industry. It is now appropriate to summarize the major needs of housing in terms of the City's share of regional housing needs, as set forth in the Regional Housing Assessment Needs (RHAN) prepared by the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the California Government Code.

In accordance with the determination made by SCAG of the City's fair share of regional housing needs through the year 1994, the City of Industry has identified a need to meet an expected growth of eighty-six (86) households through that period. Future housing unit needs, for all income groups, as adjusted to avoid impaction, equals ninety-three units, with seventeen units falling within the very low income level, eighteen units falling within the low income level, thirty units within the moderate income level and twenty-eight units within the high income level.

In the immediate future, the groups most in need of housing assistance in or near the City of Industry are expected to be those who are employed in commerce and industry within the City of Industry. The City's housing needs are also directed toward the maintenance and improvement of the current housing stock and, in particular, of existing residential units which are in sound condition and which are located reasonably compatibly with surrounding

land uses. At the same time, the City has identified a need to facilitate the improvement of housing stock currently located within the City which is in deteriorating condition.

The projected housing needs of the City take into account the wide range of housing types, densities, and economic levels which are presently available, and which are projected, in communities adjacent to and nearby the City. The projected needs also take into account the City's goal of creating employment opportunities for the population of the region through industrial and commercial development, without the duplication of residential facilities which are and will continue to be available elsewhere within the region.

The City has not identified any special housing needs, such as for those in need of emergency shelter. The City will review with surrounding communities their findings in this regard and attempt to establish a joint project to meet these needs regionally to the extent they may exist.

V. CONSTRAINTS ON HOUSING PRODUCTION

The City of Industry recognizes the need for sound, affordable housing for its residents and the employees of commercial and industrial enterprises located within the City. However, the suitability of sites within the City for

housing development is limited. Due to its unique location, geographical configuration, and proximity to valuable transportation facilities and other resources, the City has a primary objective of encouraging and facilitating the development of commerce and industry to serve the employment and consumer needs of the region. Therefore, due to historical development as well as planning considerations and projected growth for the future, the City will naturally continue to focus on industrial and commercial development.

Current zoning provides for commercial and industrial uses throughout most of the City. Residential development is often incompatible with these uses. However, commercial and industrial zoning for much of the City is justified, in accordance with sound planning principles, as a result of the size, shape, and location of the City in relation to transportation and other amenities suitable primarily for commercial and industrial development, as described above. Furthermore, the widespread current existence of commercial and industrial uses within the City generally makes any expansion of residential uses impractical and undesirable in light of the incompatibility of residential uses with other dominant commercial and industrial uses.

The City of Industry has the unique ability and means of providing needed housing to serve the City and the region due to the City's ownership of undeveloped real property

commercial and industrial projects in the City. This, in turn, would undercut the City's overall general plan and would eliminate a valuable source of employment opportunities for present and future residents of the region. Residential development would further prevent the highest and best use of land with the City of Industry which is uniquely suitable for industrial and commercial development due to the proximity of the City to transportation to other resources.

B. MARKET CONSTRAINTS

The cost of all housing in the County of Los Angeles rose between 1970 and 1980. Since 1980, costs have continued to rise with respect to household construction. The major components of housing costs are: land, labor, materials, financing, overhead, and profit. The cost of each of these will vary significantly, depending on the location of the development and the type of housing being built. Of course, land in some areas costs more per square foot than land in other areas.

Construction costs also vary according to the type of development. Multi-family housing is generally

less expensive to construct that single family housing. However, there is a wide variation within each type of housing, depending upon the size of the unit and the number and quality of amenities offered.

Table 14 shows the average percentage of contribution of each cost factor to the overall cost of constructing a single family house in Southern California during the 1970-1980 decade. Present financing costs for housing financing is in the neighborhood of ten (10%) per annum.

Manufactured housing, including mobile homes and modular housing, is significantly less expensive than conventional construction. However, even within this type of housing, there is a wide range of prices depending on size and quality of the units. In 1981, the average cost per square foot of a manufactured house was \$27.00.

Finally, it is worth noting with reference to housing constraints that the value of land for purposes of commercial or industrial development is greater than the value of land for residential development. Since the City of Industry has within its boundaries land particularly suited to

commercial and industrial development, it would pose a hardship and constraint upon the projected development of the City to require residential development where commercial and industrial development would otherwise naturally occur.

C. GOVERNMENTAL CONSTRAINTS

Local government can constrain the production of adequate affordable housing by limiting the amount of land zoned for residential development or the densities at which residential development may occur, by unduly delaying the processing of development applications, or by charging fees which increase the final costs to the consumer.

The City's permit processing fees and procedures do not represent a significant constraint on development. These are comparable to those used within the region and have not represented any impediment to the development of real property or residential uses within the City.

VI. PROGRAMS AND POLICIES

The General Plan of the City of Industry, which includes this Housing Element, has as a primary goal the

development of manufacturing, distribution and industrial facilities and commercial enterprises in the City. The General Plan takes into consideration the well-accepted principle that the environmental demands of residential uses are incompatible with existing uses in the already developed portion of the City and in future areas where commercial and industrial development are likely to occur.

The General Plan recognizes that wide ranges of housing types, densities and economic levels are presently available in the communities adjoining or nearby the City of Industry. The Housing Element, however, is directed to meeting the City's fair share of regional housing needs through 1994, as determined by SCAG.

In recognition of its obligation to contribute its share of resources to meet regional housing needs, the City has prepared preliminary plans to develop real property which is owned by the City's redevelopment agency, and which is particularly suitable for the development of housing. In addition, the City has instituted a number of policies and programs to encourage the maintenance and improvement of existing residential units. This section of the Housing Element describes existing programs and proposed future programs to meet identified housing needs over the next five years.

The property identified in the Housing Element adopted in 1984, located largely in San Bernardino County and partially in Los Angeles County has been subjected to certain changes. The San Bernardino County portion which represents approximately two-thirds (2/3) of the property has been rezoned to a density which would not permit the construction of low and moderate income housing. The City of Industry and its Redevelopment Agency has filed suit to challenge that zoning. Until that suit is resolved it will not be possible to use that property for the purpose of providing low and moderate income housing. With respect to the portion of the property in Los Angeles County, that property has now been included in the City of Diamond Bar and it is uncertain what zoning will be imposed upon the property by the City of Diamond Bar and what density of development will be permitted or even what character of uses will be permitted by that city. When that matter is clarified it will be possible to make meaningful plans with respect to some provision for housing generally including low and moderate income housing. See property described in Figure 1 attached hereto.

A. EXISTING PROGRAMS

Code Enforcement

The City's code enforcement program is overseen by a code enforcement officer who responds to com-

plaints from property owners, neighbors or tenants concerning alleged zoning or other violations of the Municipal Code. City staff generally work with property owners in order promptly to respond to and suitably resolve complaints.

B. PROPOSED PROGRAMS

As a result, of the housing needs identified previously in this Housing Element, the City of Industry proposes to institute the programs set forth hereafter.

Development of Redevelopment Agency Owned Property

The focal point of proposed programs of the Housing Element of the City of Industry is the development of certain real property owned by the City's redevelopment agency, shown generally on the map set forth in Figure 1. Property I, set forth in Figure 1, is strategically located with respect to regional recreation, employment and education centers. It is located in a unique linear valley which is currently used for dry land farming and grazing. Property I was acquired as part of a Resource-Reclamation-Conservation-Distribution Plan of Development for water storage and sanitary land fill purposes. However, the

immediately surrounding area is developing rapidly for residential use. Indeed, there are housing construction projects in various stages of development on all sides of the Property I.

In accordance with the urbanization of the area immediately surrounding Property I, a preliminary plan of development has been prepared for the Property. The preliminary plan provides for schools, parks, a village center, and an abundance of natural open space. The focal point of the preliminary plan is proposed housing, which will range from low-density single family housing to higher-density units in the vicinity of a proposed village center. Projected development includes housing for all income levels, as well as both owner-occupied and rental units.

Mortgage Revenue Bond Financing for Residential Development

The City proposes to consider in the future the issuance of mortgage revenue bonds in order to assist in financing residential acquisition costs for future homeowners. It is anticipated that the issuance of such bonds will permit, as well as encourage, residential development which is

affordable for low and moderate income persons and households.

Low Interest Rate Loans for Residential Improvements

The City and its redevelopment agency propose to establish programs providing for low interest rate loans for residential rehabilitation. It is anticipated that loans at below market interest rates will permit and encourage the rehabilitation of deteriorating residential structures within the City.

VII. SUMMARY OF EXPECTED ACHIEVEMENTS

The following are projected achievements of the City's proposed housing programs:

- (1) Construction of new housing units on real property owned by the City's redevelopment agency sufficient to meet or exceed forty-two (42) additional housing units identified by SCAG as the City's fair share of regional housing needs through 1994.
- (2) Abatement of substandard housing conditions as identified in this Housing Element will be en-

couraged by code enforcement programs, as well as redevelopment agency subsidies and low interest rate loans.

VIII. PROCEDURAL AND STATUTORY REQUIREMENTS

The Housing Element is closely related to the other elements of the General Plan of the City of Industry. Since it establishes City policy with respect to housing, this Housing Element is of interest to community groups and service agencies throughout the City. This section discusses the efforts that have been made to insure conformance with the other elements with the General Plan and to involve the public in the preparation review of the Housing Element.

A. PUBLIC PARTICIPATION

During the process of updating the Housing Element, copies of preliminary drafts were made available at the office of the City Clerk and notices were posted prominently in at least three places customarily used for the posting of public notices to indicate that preliminary drafts of the Housing Element were available for inspection by the public. The Housing Element has also been reviewed and discussed by the Planning Commission. Every effort has been made to address community

concerns in the Housing Element. All community groups and the general public will have an opportunity to present concerns and other input to the Planning Commission and the City Council prior to the adoption of the Housing Element.

B. CONFORMANCE WITH OTHER PLANS

The General Plan of the City of Industry consists of all elements required by law. The Housing Element is most directly related to the Land Use Element. This Housing Element proposes no changes in land uses or in zoning which would render it inconsistent with the Land Use Element or the remainder of the General Plan.

A preliminary environmental assessment has revealed that the adoption of this Housing Element will have no significant effect upon the environment.

C. MONITORING

State law requires that the Housing Element be revised at least every five years. The City of Industry plans to meet this comprehensive review requirement. In addition, City staff will monitor

the usefulness and appropriateness of each program
on a regular basis.



FIGURE I

TABLE 1

SAN GABRIEL VALLEY
POPULATION TRENDS - 1950-1980

	IN INCORPORATED CITIES	IN UNINCORPORATED AREAS	TOTAL POPULATION
1950	352,880	224,948	557,828
1960	657,128	339,622	996,750
1970	931,700	328,163	1,259,863
1975	923,525	347,275	1,270,800
1980	1,021,610	353,790	1,375,400

SOURCE: United States Department of Commerce, Bureau of the Census;
California Department of Finance; Urbanomics Research
Associates

TABLE 2
POPULATION ESTIMATES FOR THE CITY OF INDUSTRY
FROM 1970 THROUGH 1989

YEAR	POPULATION
1970	712 ⁺
1980	412 ⁺
1986	372 [*]
1987	390 [*]
1988	381 [*]
1989	371 [*]

⁺Source: United States Department of Commerce,
Bureau of the Census

^{*}Source: State of California, Department of Finance

TABLE 3

REGIONAL POPULATION AND
HOUSING UNIT TRENDS
1970 THROUGH 1980

EAST SAN GABRIEL VALLEY CITIES	1970 POPULATION	1980 POPULATION	1970 HOUSING UNITS	1980 HOUSING UNITS
Azusa	25,217	27,311	8,175	9,583
Baldwin Park	47,285	55,038	13,681	14,351
Claremont	24,776	39,050	7,030	9,948
Covina	30,395	33,135	9,603	12,052
Glendora	32,143	35,434	9,593	12,174
Irwindale	784	1,038	208	258
LaHabra Heights	. . .	497	. . .	143
LaPuente	31,092	30,893	7,652	8,587
LaVerne	12,965	23,445	4,135	8,696
Pomona	87,384	92,636	28,864	32,209
San Dimas	15,692	23,887	4,375	8,426
Walnut	5,992	9,965	1,590	2,826
West Covina	<u>68,034</u>	<u>67,541</u>	<u>19,154</u>	<u>26,667</u>
TOTAL	381,759	439,270	114,265	145,920

TABLE 4
AGE CHARACTERISTICS OF THE POPULATION
CITY OF INDUSTRY

AGE	1980	PERCENTAGE
Preschool (0-4)	45	6.8
School (5-19)	121	18.3
College (20-24)	48	7.2
Working (25-54)	219	33.0
Early Retirement (55-59)	32	4.8
Retirement (60-64)	26	3.9
Senior Citizens (65 & Over)	<u>173</u>	<u>26.0</u>
TOTAL:	664	100.0

TABLE 5
RACE AND ETHNICITY
CITY OF INDUSTRY

RACE/ETHNICITY	1980 TOTAL	PERCENT
White	557	83.9
Black	6	.9
American Indian	9	1.4
Japanese	3	.5
Philippino	2	.3
Korean	1	.1
Other	<u>86</u>	<u>12.9</u>
TOTAL:	664	100%
Spanish Origin*	220	33.1%

Source: 1980 Census

*Persons of Spanish origin are distributed across several racial groups

TABLE 6

HOUSEHOLD COMPOSITION
CITY OF INDUSTRY - 1980

1 Person	26	18.43
2+ Persons		
Married Couple	89	63.13
Male, No Wife	7	5.03
Female, No Husband	15	10.13
Non-Family	5	3.43
TOTAL:	142	1003

TABLE 7
HOUSING UNIT VALUE
CITY OF INDUSTRY

Less than \$10,000	0
\$ 10,000 - \$ 14,999	0
\$ 15,000 - \$ 19,999	0
\$ 20,000 - \$ 24,999	2
\$ 25,000 - \$ 29,999	1
\$ 30,000 - \$ 34,999	1
\$ 35,000 - \$ 39,999	0
\$ 40,000 - \$ 49,999	4
\$ 50,000 - \$ 79,999	43
\$ 80,000 - \$ 99,999	5
\$100,000 - \$149,999	2
\$150,000 - \$199,999	2
\$200,000 or More	0

MEDIAN HOUSING UNIT VALUE: \$65,300

TABLE 9

INDUSTRY OF PERSONS EMPLOYED
IN THE SAN GABRIEL VALLEY - 1980

INDUSTRY	NUMBER OF PERSONS	PERCENT OF TOTAL
Manufacturing	119,082	24.6
Trade	110,878	22.9
Services	108,213	22.3
Government	69,180	14.3
Transportation	26,148	5.4
Finance, Insurance and Real Estate	29,687	6.2
Construction	14,401	3.0
Other	<u>6,031</u>	<u>1.3</u>
TOTAL EMPLOYMENT	483,620	100.03

SOURCE: Urbanomics Research Associates

TABLE 10
ESTIMATED OCCUPATIONAL
PROFILE OF PERSONS EMPLOYED
IN THE SAN GABRIEL VALLEY - 1980

OCCUPATIONAL CATEGORY	NUMBER OF PERSONS	PERCENT OF TOTAL
Professional and Technical Workers	81,982	17.0
Managers and Administrators	52,698	10.9
Sales Workers	36,740	7.6
Clerical Workers	103,437	22.4
Craftsmen and Foremen	57,779	11.9
Operatives	70,113	14.5
Laborers	14,356	3.0
Service Workers	61,625	12.7
Other	<u>70</u>	<u>-</u>
TOTAL EMPLOYMENT	483,800	100%

SOURCE:

Urbanomics Research Associates

TABLE 11
EMPLOYMENT BY MANUFACTURING FIRMS
CITY OF INDUSTRY - 1988

INDUSTRY	NUMBER OF EMPLOYEES	PERCENT OF TOTAL EMPLOYMENT
Electrical Machinery	5,050	10.0
Fabricated Metals	7,700	15.0
Nonmanufacturing Machinery	6,700	13.0
Transportation Equipment	3,850	7.0
Primary Metals	270	.01
Plastics, Rubber, etc.	4,400	8.0
Food and Kindred Products	4,500	9.0
Glass, Clay and Concrete	1,550	3.0
Textiles	1,540	3.0
Printing & Publishing	3,700	7.0
Paper Products	2,790	5.0
Furniture	1,550	3.0
Chemicals	2,900	6.0
Lumber	1,350	3.0
Apparel	2,100	4.0
Miscellaneous Manufacturing [1]	2,050	4.0
TOTAL MANUFACTURING	52,000	83.0
TOTAL NONMANUFACTURING	11,000	17.0
TOTAL INDUSTRIAL EMPLOYMENT	63,000	100.0%

[1] Miscellaneous services include establishments involved in finance, real estate, legal services, health services, consulting, advertising, etc.

SOURCE: 1988 Industrial Directory, City of Industry; Urbanomics Research Associates

TABLE 12
EMPLOYMENT BY BUSINESS FIRMS
CITY OF INDUSTRY - 1988

INDUSTRY	NUMBER OF EMPLOYEES	PERCENT OF TOTAL EMPLOYMENT
Wholesale and Retail	6,630	60.0
Building Materials	220	2.0
Contract Construction	370	3.0
Transportation and Warehousing	1,566	14.0
Miscellaneous Services [1]	2,214	20.0
 TOTAL NONMANUFACTURING	 11,000	 17.0
TOTAL MANUFACTURING	52,000	83.0
TOTAL INDUSTRIAL EMPLOYMENT	63,000	100.0

[1] Miscellaneous services include establishments involved in finance, real estate, legal services, health services, consulting, advertising, etc.

SOURCE: 1988 Industrial Directory, City of Industry; Urbanomics Research Associates

TABLE 13
EMPLOYMENT GROWTH TRENDS
CITY OF INDUSTRY

1958 - 1988

YEAR	MANUFACTURING EMPLOYMENT	TOTAL EMPLOYMENT
1958	2,860	3,300
1963	7,354	8,603
1970	29,950	32,000
1975	30,000	38,532
1980	45,000	54,443
1983	50,000	55,000
1988	52,000	63,000

SOURCE: Stanford Research Institute; Economic Research Associates;
Urbanomics Research Associates; 1988 Industrial Directory

TABLE 14
COST COMPONENTS
RESIDENTIAL DEVELOPMENT

1970 - 1980

COMPONENT	1970	1975	1980
Construction			
Labor	20.93	18.87	15.53
Materials	35.13	30.43	27.33
Improved Land	21.03	25.03	27.35
Interim Financing	6.53	9.53	12.03
Profit & Overhead	12.03	12.53	5.04
Other	<u>4.53</u>	<u>4.23</u>	<u>5.33</u>
TOTAL:	1003	1003	1003

Source: Construction Industry Research Board

NOTE: Category "Other" includes insurance, marketing, etc.
 "Profit & Overhead" Category is a residual estimate, remaining
 after determination of the cost of other components.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
REGIONAL HOUSING ALLOCATION MODEL

PAGE 1 OF 3

TABLE FOR: INDUSTRY
CITY: LOS ANGELES

DATA CURRENT AS OF: 03/21/83
REPORT WRITTEN: 04/05/83

RIAM SUMMARY TABLE

I CURRENT NEEDS AND GENERAL INFORMATION (01/01/83)

(1) TOTAL HOUSEHOLDS	149								
(2) TOTAL HOUSING UNITS	157								
(3) UNOCCUPIED UNITS (LINE 2 - LINE 1)	8								
		-----TOTAL-----				-----OWNERS-----		-----RENTERS-----	
		VERY LOW		LOW		VERY LOW		LOW	
(4) HOUSEHOLDS IN NEED (LOWER INCOME HOUSEHOLDS PAYING OVER 30% OF INCOME FOR HOUSING, FROM 1980 CENSUS)	36	22	15	1	3	20	12		

II FUTURE NEEDS (01/01/83 TO 01/01/88)

					TOTAL	VERY LOW (0%-50%)	LOW (50%-80%)	MODERATE (80%-120%)	UPPER (OVER 120%)
(1) 1988 HOUSEHOLDS (PER SCAG-82)					176				
(2) 1983 HOUSEHOLDS					149				
(3) 5-YEAR GROWTH IN HOUSEHOLDS (LINE 1 - LINE 2)					27				
(4) 1988 MARKET VACANCY GOAL (FROM APPENDIX TABLE I)					4				
(5) 1983 MARKET VACANCIES					0				
(6) VACANCY SURPLUS OR DEFICIT (LINE 4 - LINE 5)					4				
(7) 1983 AN EXPECTED UNITS LOST FROM STOCK					0				
(8) FUTURE HOUSING UNIT NEEDS, FOR ALL INCOME GROUPS, ADJUSTED FOR GROWTH IMPACT, FROM APPENDIX TABLE III (LINES 3, 6, 7, 8)					31	6	6	10	9
					(100.00%)	(18.41%)	(19.52%)	(32.18%)	(29.88%)
(9) FUTURE INCOME GROUP NEED FOR HIGH COST AREAS (NUMBER OF FAMILIES WITH ANNUAL INCOMES OVER \$19,706 (120% OF MEDIAN FOR JURISDICTION), BUT BELOW \$22,387 NEEDED TO PURCHASE MEDIAN-PRICED HOME AT \$65,000.					30				

					OWNER %	RENTER %	S.F. %	M.F. %
TENURE AND BUILDING TYPE SPLITS OF 1988 HOUSING STOCK					50.63	49.37	69.89	30.11
FARMWORKER HOUSEHOLDS ELIGIBLE FOR ASSISTANCE (FROM APPENDIX TABLE II)					2			

RHAM TABLE FOR: INDUSTRY
COUNTY: LOS ANGELES

DATA CURRENT AS OF: 03/21/87
REPORT WRITTEN: 04/05/87

APPENDIX TABLE I
VACANCIES AND VACANCY RATES

PART I: 1988 MARKET VACANCIES

	OWNERS	RENTERS	TOTAL
(1) TOTAL 1980 HOUSEHOLDS (1980 CENSUS)	80 (50.6%)	78 (49.4%)	158 (100.0%)
(2) UNITS MOVED-INTO PREVIOUS YEAR (1-79 TO 3-80)	3	25	28
(3) ANNUAL MOVE-IN RATE (LINE 2 / LINE 1)	3.75	32.05	17.72
(4) "IDEAL" MOBILITY RATE (MULTIPLY LINE 3 BY 2/15 (.13333) TO ALLOW FOR MOBILITY)	0.50	4.27	2.36
(5) 1988 HOUSEHOLDS (FROM RHAM SUMMARY TABLE, PART II, LINE 1)	89	87	176
(6) IDEAL VACANCY GOAL (LINE 5 / (100 - LINE 4)) (ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 4)	0	4	4

PART II: 1983 MARKET VACANCIES

(1) 1983 HOUSING STOCK	84	82	165
(2) 1983 MARKET VACANCY RATE	.	.	0.00
(3) 1983 MARKET VACANCIES (LINE 1 X LINE 2) ENTER TOTAL ON RHAM SUMMARY TABLE, PART II, LINE 5	.	.	0

NOTE: FOR THE YEAR 1988, THE TOTAL HOUSING UNITS COMPUTED FROM THE RHAM MAY DIFFER FROM THOSE COMPUTED FROM THE SCAG-82 GROWTH FORECAST, DUE TO THE INCLUSION IN THE SCAG-82 TOTALS OF UNITS THAT ARE VACANT, BUT NOT FOR SALE OR RENT, ACCORDING TO THE CENSUS OF POPULATION AND HOUSING. 0 UNITS WERE LISTED AS VACANT, NOT AVAILABLE FOR SALE OR RENT IN 1980. THIS MODEL ASSUMES THAT VACANT AND UNAVAILABLE UNITS WILL REMAIN AS PART OF THE HOUSING STOCK, BUT NEED NOT BE PART OF FUTURE HOUSING NEEDS.



